090.0	0004	0024.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	812,900 /	812,900
					USE VALUE:	812,900 /	812,900
					ASSESSED:	812,900 /	812,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		CANDIA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ASHAR AMI
Owner 2:	PATEL HEMAL
Owner 3:	
Street 1:	42 CANDIA STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ALLEN JEAN M/ TRUSTEE -
Owner 2:	JEAN M ALLEN REVOCABLE TRUST -
Street 1:	42 CANDIA STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .25 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1805 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10889.000	290,200		522,700	812,900
Total Card	0.250	290,200		522,700	812,900
Total Parcel	0.250	290,200		522,700	812,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 450.41 /Parcel: 450.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 58010

GIS Ref

GIS Ref

Insp Date 04/08/14

!7337!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 090.0-0004-0024.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	290,200	0	10,889.	522,700	812,900		Year end	12/23/2021
2021	101	FV	280,700	0	10,889.	522,700	803,400		Year End Roll	12/10/2020
2020	101	FV	280,700	0	10,889.	522,700	803,400	803,400	Year End Roll	12/18/2019
2019	101	FV	233,500	0	10,889.	530,100	763,600	763,600	Year End Roll	1/3/2019
2018	101	FV	233,500	0	10,889.	395,700	629,200	629,200	Year End Roll	12/20/2017
2017	101	FV	233,500	0	10,889.	358,400	591,900	591,900	Year End Roll	1/3/2017
2016	101	FV	233,500	0	10,889.	343,500	577,000	577,000	Year End	1/4/2016
2015	101	FV	219,300	0	10,889.	291,200	510,500	510,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:24:30

LAST REV

Date	Time
09/16/21	16:59:26
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7337

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALLEN JEAN M/ T	78212-447	1	7/9/2021		860,000	No	No		
ALLEN JEAN M,	76963-30	1	2/16/2021	Convenience	10	No	No		
ZAMI GERALD/ETA	24935-429		10/20/1994		170,000	No	No		Joseph F Allen dod 12/18/2009

USER DEFINED

Prior Id # 1:	58010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/17/2011	158	Manual	8,000					REBUILD RETAINING
11/21/2008	1444	New Wind	38,075					new fr door vinyl
5/28/2002	399	Dormers	60,000	O		G4	GR FY04	SHED & 2 A DORMERS

ACTIVITY INFORMATION

Date	Result	By	Name
9/16/2021	SQ Mailed	JO	Jenny O
4/8/2014	Meas/Inspect	PC	PHIL C
11/10/2000	Hearing N/C	163	PATRIOT
4/29/2000	Inspected	264	PATRIOT
1/27/2000	Mailer Sent		
1/27/2000	Measured	264	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10889		Sq. Ft.	Site		0	70.	0.69	5									522,669						522,700	

Total AC/HA:	0.24998	Total SF/SM:	10889	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	522,669	Spl Credit		Total:	522,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	86634
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	356556
Depreciation:	66320
Depreciated Total:	290237

COMMENTS

HST UNHEATED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

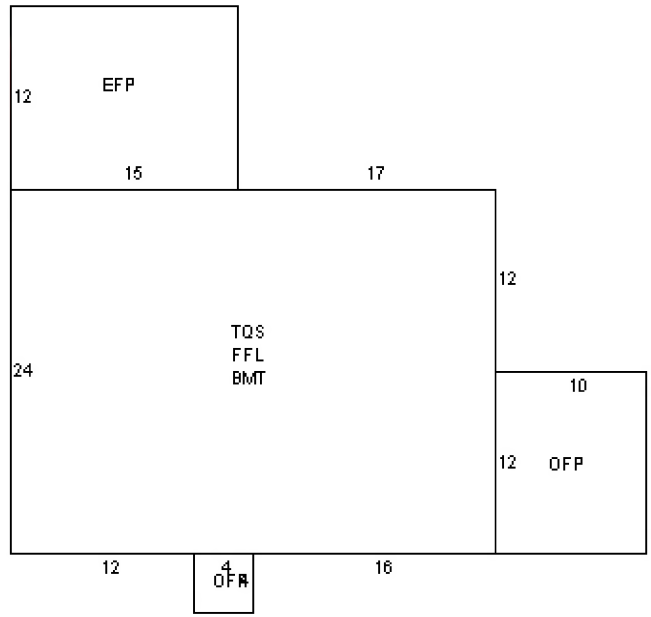
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	119.52
Final Total:	290200	Val/Su SzAd	215.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	76.620	58,843
FFL	First Floor	768	148.490	114,037
TQS	3/4 Story	576	148.490	85,527
EFP	Enclos Porch	180	42.350	7,622
OFP	Open Porch	136	28.630	3,894

Net Sketched Area:	2,428	Total:	269,923
Size Ad	1344	Gross Area	2620	FinArea	1805
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0004-0024.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	